



Holte Drive, Four Oaks,
Sutton Coldfield, B75 6PR

Offers Over £600,000

This spacious detached family home is tucked away in a quiet cul-de-sac and is set over three well-planned floors, offering flexible living space ideal for modern family life.

Lovingly maintained throughout, the property combines generous proportions with practical features and versatile accommodation.

The ground floor boasts a large through lounge and dining area, creating a bright and welcoming space for both relaxing and entertaining. A modern fitted kitchen sits at the heart of the home, complemented by a useful pantry for additional storage. The conservatory overlooks the rear garden and provides an extra reception area filled with natural light. A convenient downstairs WC and integral garage complete the ground floor accommodation.

To the first floor are three spacious double bedrooms, alongside a further room perfectly suited as a home office, nursery or study. A family bathroom serves this level. The second floor offers two additional bedrooms, ideal for growing families, guests or hobby spaces.

Externally, the property benefits from a large driveway to the front providing ample off-road parking, while to the rear is a generous south-facing garden — perfect for enjoying sunshine throughout the day and ideal for outdoor entertaining and family activities.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall

Living/Dining Room 8.46m (27'9") x 3.45m (11'4")

Conservatory

Kitchen 5.21m (17'1") x 3.63m (11'11")

WC

Garage

Landing

Bedroom 1 4.57m (15') x 3.48m (11'5")

Bedroom 2 3.45m (11'4") max x 2.87m (9'5")

Bedroom 3 4.45m (14'7") x 2.72m (8'11") max

Bedroom 4 2.46m (8'1") x 1.91m (6'3")

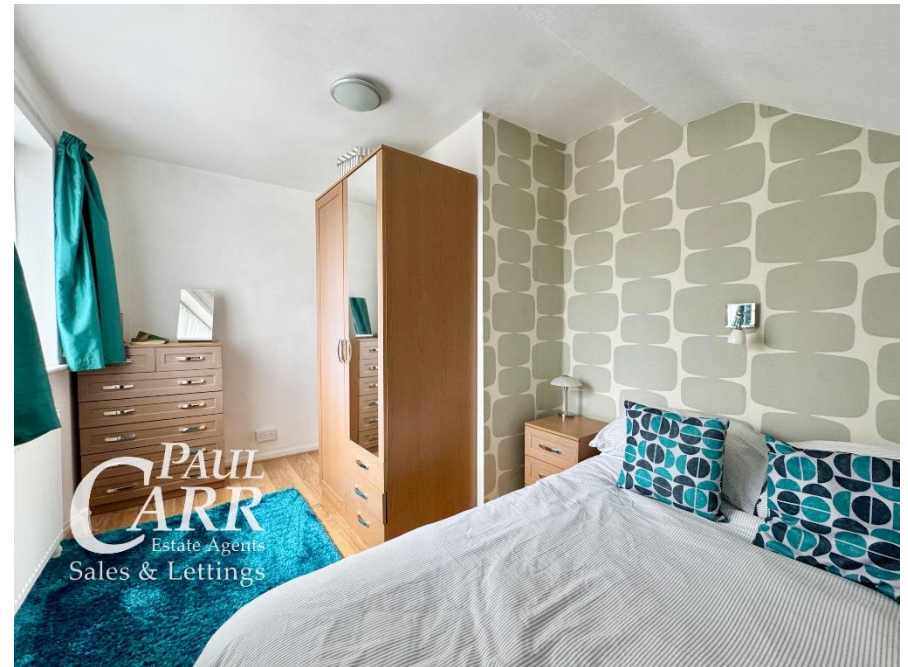
Bathroom

Landing

Bedroom 5 4.01m (13'2") x 3.45m (11'4") max

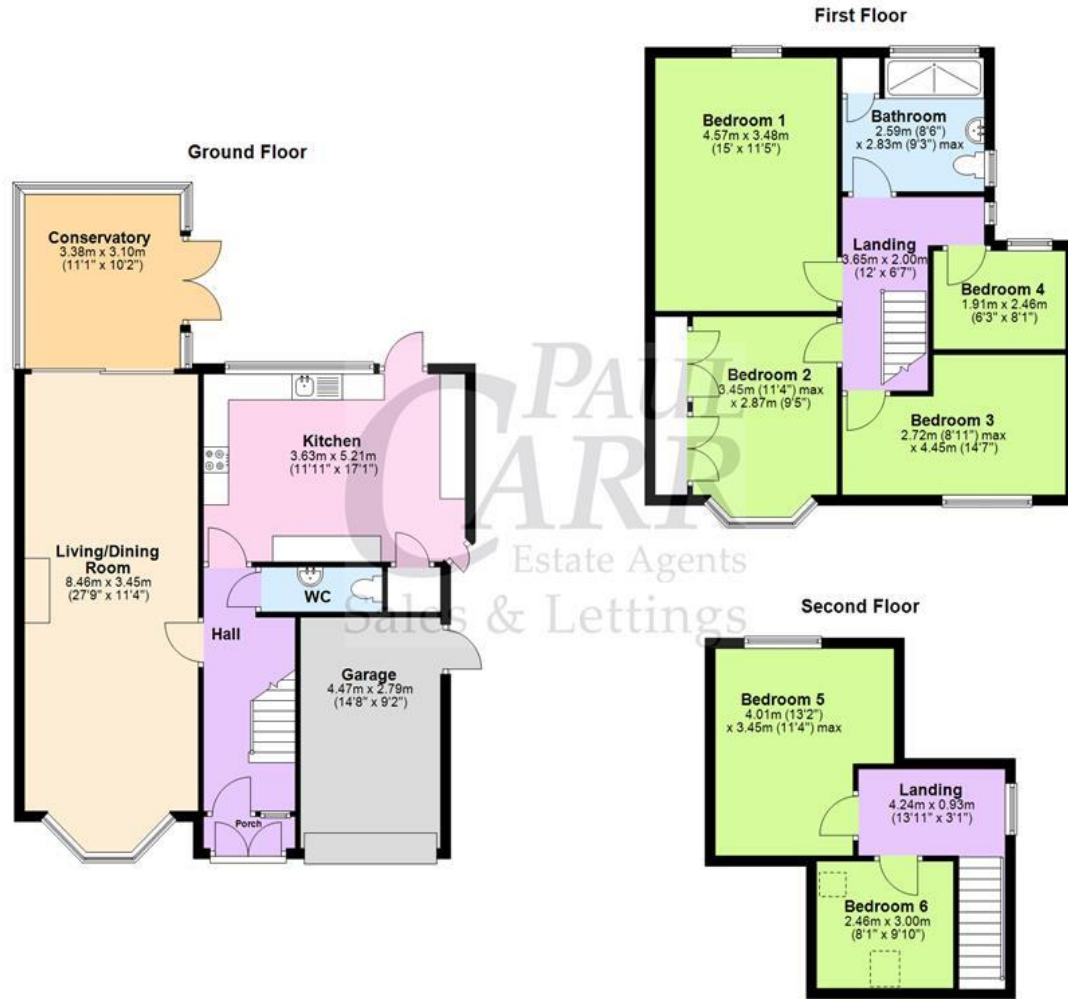
Bedroom 6 3.00m (9'10") x 2.46m (8'1")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

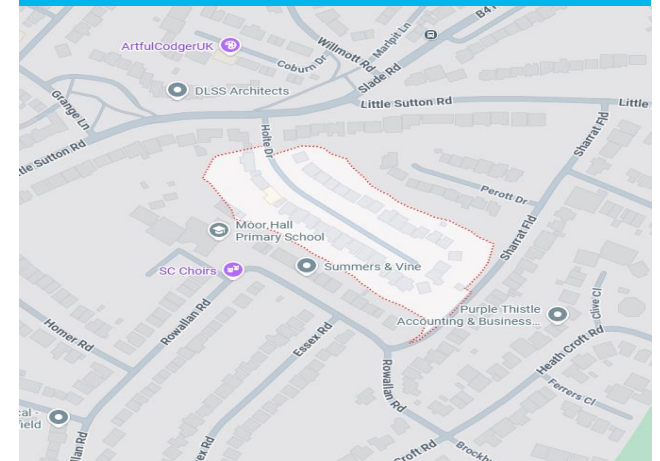


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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